CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
FINAL MITIGATED NEGATIVE DECLARATION – MST2006-00273
July 22, 2010

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Final Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 140, 150 & 180 Conejo Road

PROJECT PROPONENT: Alicia Harrison, Brownstein Hyatt Farber Schreck, LLP

PROJECT DESCRIPTION: The proposed project involves a Lot Line Adjustment between Parcel One (140 Conejo Road, APN 019-042-014) and Parcel Two (150 Conejo Road, APN 019-042-012 and 180 Conejo Road, APN 019-042-013). A voluntary lot merger of 150 and 180 Conejo Road would occur prior to the Lot Line Adjustment. Proposed Adjusted Parcel One would be 9.33 acres (gross/net) with an average slope of 48% and Proposed Adjusted Parcel Two would be 4.32 acres (gross), 4.09 acres (net) with an average slope of 33%. Proposed Adjusted Parcel One would have a 16,124 square foot development envelope with an average slope of 20% and Proposed Adjusted Parcel Two would have a 20,890 square foot development envelope with an average slope of 27%.

The 2,800 square foot, two-story single-family residence that currently exists on the hilltop of Parcel One would remain and would be contained within the proposed development envelope of Proposed Adjusted Parcel One. The development envelope for Proposed Adjusted Parcel Two would accommodate a new single-family residence and accessory structures although no development is currently proposed.

Both Proposed Adjusted Parcels would have restricted use areas, where no development is allowed, including landscaping, due to the onsite geologic conditions.

MITIGATED NEGATIVE DECLARATION FINDING:
Based on the attached Initial Study prepared for the proposed project, it has been determined that the proposed project will not have a significant effect on the environment.

_____   7/22/2010
Environmental Analyst   Date